



Current Working Draft of Land Use/Transportation Scenario Guidelines

September 15, 2008

Notes:

- *The Guidelines are a tool to:*
 - *provide direction in the preparation of land use/transportation growth scenarios*
 - *inform the development of Goals and Policies*
- *All of the Guidelines have equal weight; the numbering just facilitates discussion.*
- *They are organized by vision theme to facilitate discussion, recognizing that many of them support more than one theme.*

A. Interconnected City

1. Plan for people not just cars: Establish a land use/transportation fabric that promotes increased walking, bicycling, and public transit use and does not give priority to the automobile.
2. Locate __ % (TBD) of new residential and employment growth within existing, planned, and proposed transit corridors, focusing on areas close (i.e. between 2000 and 3000 feet) to transit stations.
3. Create walkable and bike friendly “neighborhood villages” (e.g., The Alameda): Enhance established neighborhoods by integrating a mix of uses within or adjacent to neighborhoods including retail shops (e.g., grocery stores), services, employment opportunities, public facilities and services, housing, places of worship, parks and public gathering places.
4. Create complete and vibrant “regional hubs”: Integrate a mix of high density housing, employment, and services within existing key commercial areas (e.g., the Oakridge area) to create dynamic urban settings.
5. Reinforce and strengthen Downtown San Jose as the symbolic heart of San Jose and as an employment, entertainment and cultural center, with appropriate housing.
6. ~~Create a recognizable identity for San Jose by improving the streets and their public and private realm that link our diverse “neighborhood villages” and “regional hubs,” including Downtown.~~

Create a positive identity for San Jose by creating a consistent urban design character for each of the major corridors that connect San Jose’s “neighborhood villages” and regional hubs and link San Jose with its neighboring cities.

7. Reinforce riparian corridors, and enhance open spaces and natural features that can weave the many varied areas of the city together.
8. Integrate employment and residential land uses, in particular, by locating employment uses in areas of the city that are predominately residential.

B. Innovative Economy

9. Provide sufficient quantities and types of employment lands to accommodate ___% (TBD) new jobs, which is an employment growth level that is ___% (TBD) higher than current projections.
10. Create complete employment areas that also include business support uses, mixed uses, public and private amenities, restaurants and retail services that serve both adjacent businesses and the employees of these businesses.
11. Ensure that the General Plan provides the type and quantity of lands necessary to meet the projected needs of businesses that drive innovation.
12. Provide sufficient quantity and types of housing land to accommodate the city's projected population and to meet the needs of the city's future workforce.
13. Reinforce Downtown, North San Jose, Edenvale, and the Monterey Corridor as key employment areas.
14. Ensure that sufficient light and heavy industrial lands are available to meet the projected needs of residents and businesses.
15. Provide employment lands that accommodate more than the 25,000 clean tech job goal established in the Green Vision.
16. Provide a sufficient quantity of land to accommodate the projected retail demands of residents and businesses.

C. Environmental Leadership

17. Maintain the existing Urban Growth Boundary.
18. Protect and enhance the natural open space areas (i.e. creeks, hillsides, ridge lines and baylands) that contribute to a positive identity for San Jose.
19. To implement AB32, the California Global Warming Solutions Act, establish a land use/transportation fabric that achieves a ___ % (TBD) reduction in motor vehicle miles traveled and a ___ % (TBD) reduction in the emission of greenhouse gases from motor vehicles.
20. Protect and enhance existing riparian corridors within the Urban Growth Boundary and within documented habitat areas outside of the Urban Growth Boundary.

21. Create opportunities for uses that support a self-sufficient city in terms of waste management, energy generation, and resource use and conservation, including water conservation and supply.

D. Healthy Neighborhoods

22. Promote the public health of the City's residents by developing a land use/transportation framework that promotes walking, biking and the use of public transit, facilitates access to parks and recreation opportunities, and creates community gathering spaces that allow for increased interaction with neighbors.
23. Develop a sustainable food system, in part, by providing access to healthy food, including locations for locally grown produce.

E. Quality Services

24. ~~Locate~~ Focus growth in developed areas where existing infrastructure (e.g., sewers, water lines, and transportation facilities), and City facilities and services (e.g., libraries, parks and public safety) are already available, resulting in maximum efficiency.
25. Provide adequate land for schools, health care facilities, places of worship, and other community activities.
26. Provide adequate land for needed public facilities including facilities for solid waste management, wastewater treatment, recycling, and emergency services training.
27. Ensure a fiscally sustainable City, in part, by providing adequate land for uses that generate revenue for the City.
28. Do not locate new development in areas that ~~could~~ would impact the city's water supply system which includes watersheds, well fields and percolation ponds.

F. Vibrant Arts and Culture

29. Preserve and enhance neighborhoods and other areas of the City that provide San Jose with a sense of identity and a historic and cultural richness.

G. Diversity and Social Equity

30. Distribute a wide variety of housing types, both throughout the city as well as within individual communities, which meet the needs of an economically, demographically and culturally diverse population.
31. Provide land for a diversity of jobs to meet the employment needs of a demographically diverse population.
32. ~~Distribute~~ Locate parks, libraries, health facilities and other public facilities equitably throughout the city.